113.0	0001	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	646,900 / 646,900
					USE VALUE:	646,900 / 646,900
					ASSESSED:	646,900 / 646,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		HUNTINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MASCOLO CHRISTINE C
Owner 2:	MASCOLO BENJAMIN J
Owner 3:	
Street 1:	37 HUNTINGTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOYAJIAN PETER G/LISA -
Owner 2:	-
Street 1:	37 HUNTINGTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,510 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Vinyl Exterior and 1300 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6510.000	259,300		387,600	646,900
Total Card	0.149	259,300		387,600	646,900
Total Parcel	0.149	259,300		387,600	646,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 497.62 | /Parcel: 497.6

Legal Description

User Acct 71692

GIS Ref

GIS Ref

Insp Date 09/07/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 113.0-0001-0020.0

!8724!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	259,300	0	6,510.	387,600	646,900	646,900	Year End Roll	12/18/2019
2019	101	FV	221,200	0	6,510.	382,100	603,300	603,300	Year End Roll	1/3/2019
2018	101	FV	221,200	0	6,510.	293,500	514,700	514,700	Year End Roll	12/20/2017
2017	101	FV	221,200	0	6,510.	276,900	498,100	498,100	Year End Roll	1/3/2017
2016	101	FV	221,200	0	6,510.	254,700	475,900	475,900	Year End	1/4/2016
2015	101	FV	208,600	0	6,510.	238,100	446,700	446,700	Year End Roll	12/11/2014
2014	101	FV	208,600	0	6,510.	219,300	427,900	427,900	Year End Roll	12/16/2013
2013	101	FV	208,600	0	6,510.	219,300	427,900	427,900		12/13/2012

PRINT

Date	Time
12/10/20	23:16:07

LAST REV

Date	Time
12/19/19	09:22:21

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8724

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOYAJIAN PETER	1542-168		4/16/2019		645,000	No	No		
HARLEM ANDREW/P	1275-198		10/20/2003		419,000	No	No		
GURNEY JUDITH G	1237-2		5/18/2001		361,000	No	No		
HAROUTUNIAN HAR	1152-106		3/1/1996		207,000	No	No		Y

USER DEFINED

Prior Id # 1:	71692
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2019	829	Redo Bat	12,250	C				
1/2/2007	3	New Wind	10,000	C		G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	MEAS&NOTICE	CC	Chris C
2/20/2009	Meas/Inspect	189	PATRIOT
9/20/2001	MLS	MM	Mary M
2/4/2000	Meas/Inspect	263	PATRIOT
8/30/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6510		Sq. Ft.	Site		0	70.	0.85	6			Ledge	-10					387,638						387,600	

Total AC/HA: 0.14945 | Total SF/SM: 6510 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 387,638 | Spl Credit | Total: 387,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98500049
Adj $ / SQ:	172.868
Other Features:	62500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	352263
Depreciation:	92997
Depreciated Total:	259265

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

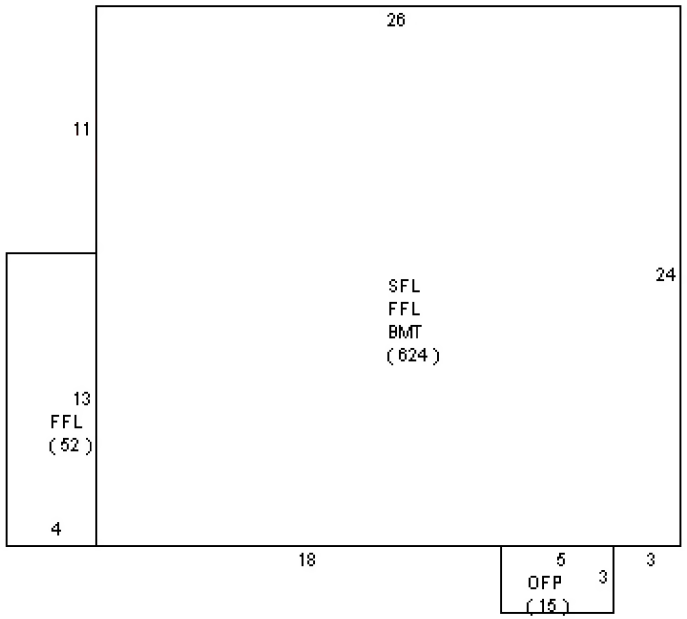
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	190.15
Special Features:	0	Val/Su Net:	133.73
Final Total:	259300	Val/Su SzAd	199.46

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	676	172.870	116,858
BMT	Basement	624	51.860	32,361
SFL	Second Floor	624	172.870	107,869
OFP	Open Porch	15	43.340	650

Net Sketched Area:	1,939			Total:	257,738
Size Ad	1300	Gross Are	1939	FinArea	1300

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

113.0-0001-0020.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	